

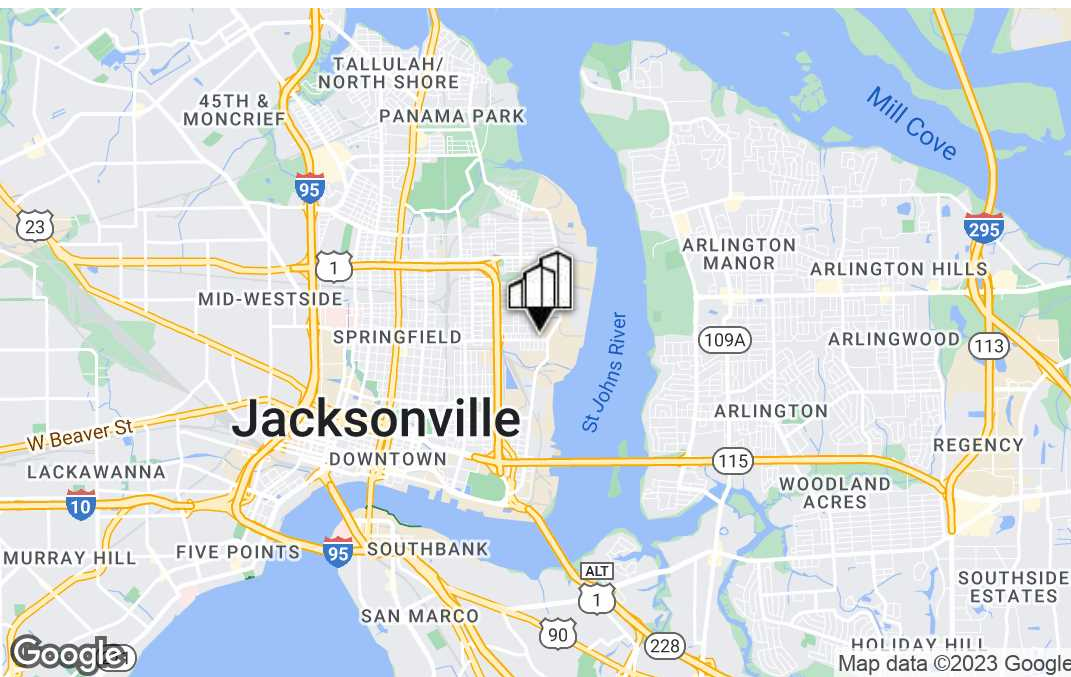
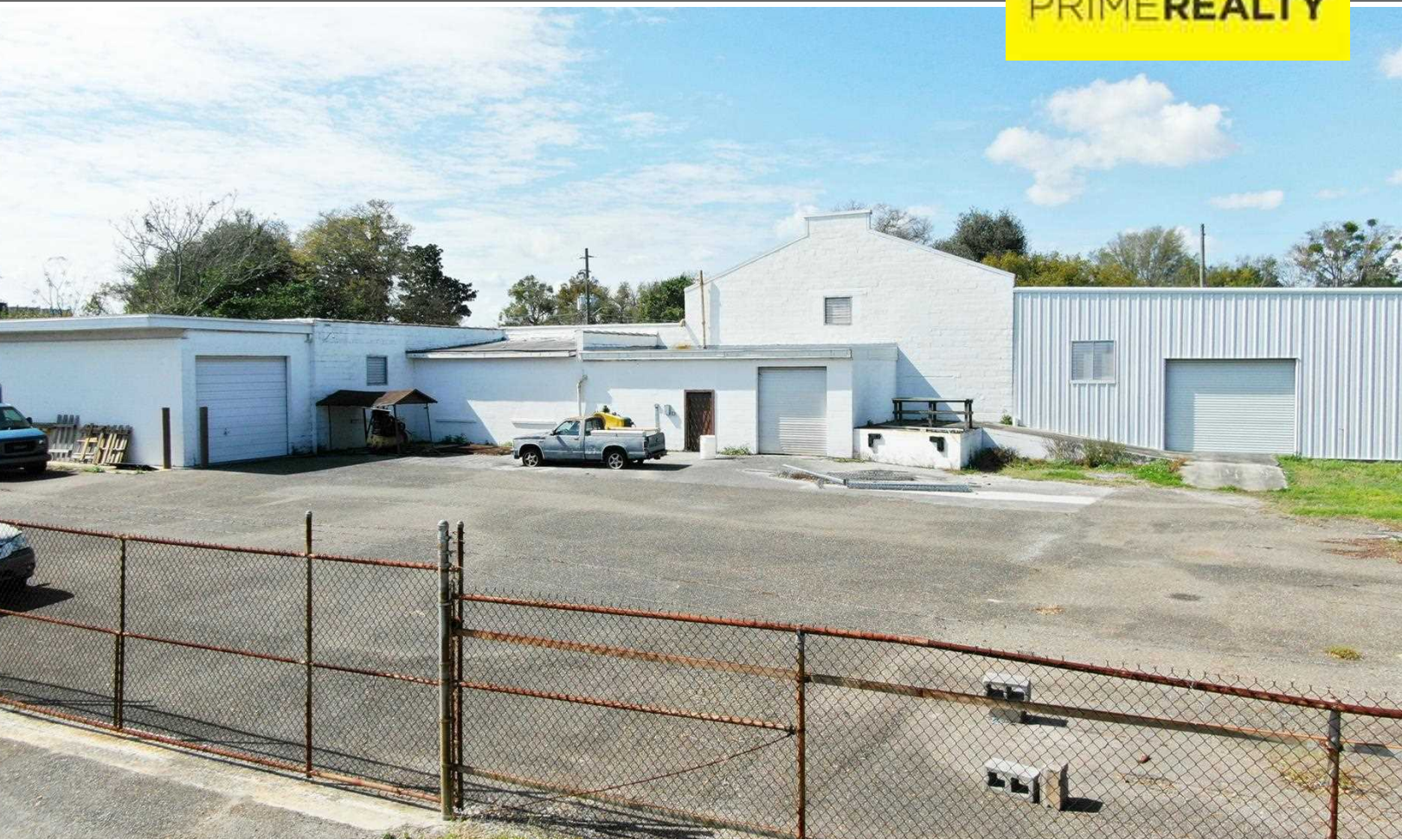
INDUSTRIAL PROPERTY FOR LEASE

1730 WESTCOTT STREET

JACKSONVILLE, FL 32206



PRIMEREALTY



For More Information:

Conrad Boylan

Director

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

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OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	25,600 SF
Available SF:	20,000 SF
Lot Size:	1.1 Acres
Year Built:	1925
Zoning:	IH
Market:	Jacksonville
Submarket:	Downtown

PROPERTY OVERVIEW

25,600 square feet for lease in the Talleyrand port area of Jacksonville. Easily accessible to major highways, this is an excellent industrial location for manufacturing, warehousing, or logistics.

Property includes 3 Phase Power, 3,450 SF of office space, and a fully fenced area for trucks and/or outdoor storage.

PROPERTY HIGHLIGHTS

3 PHASE POWER

3,445 SF OFFICE

13,450 SF WAREHOUSE

4 GRADE LEVEL DOORS

FENCED AREA FOR TRUCKYARD

ADDITIONAL OUTDOOR STORAGE AREA

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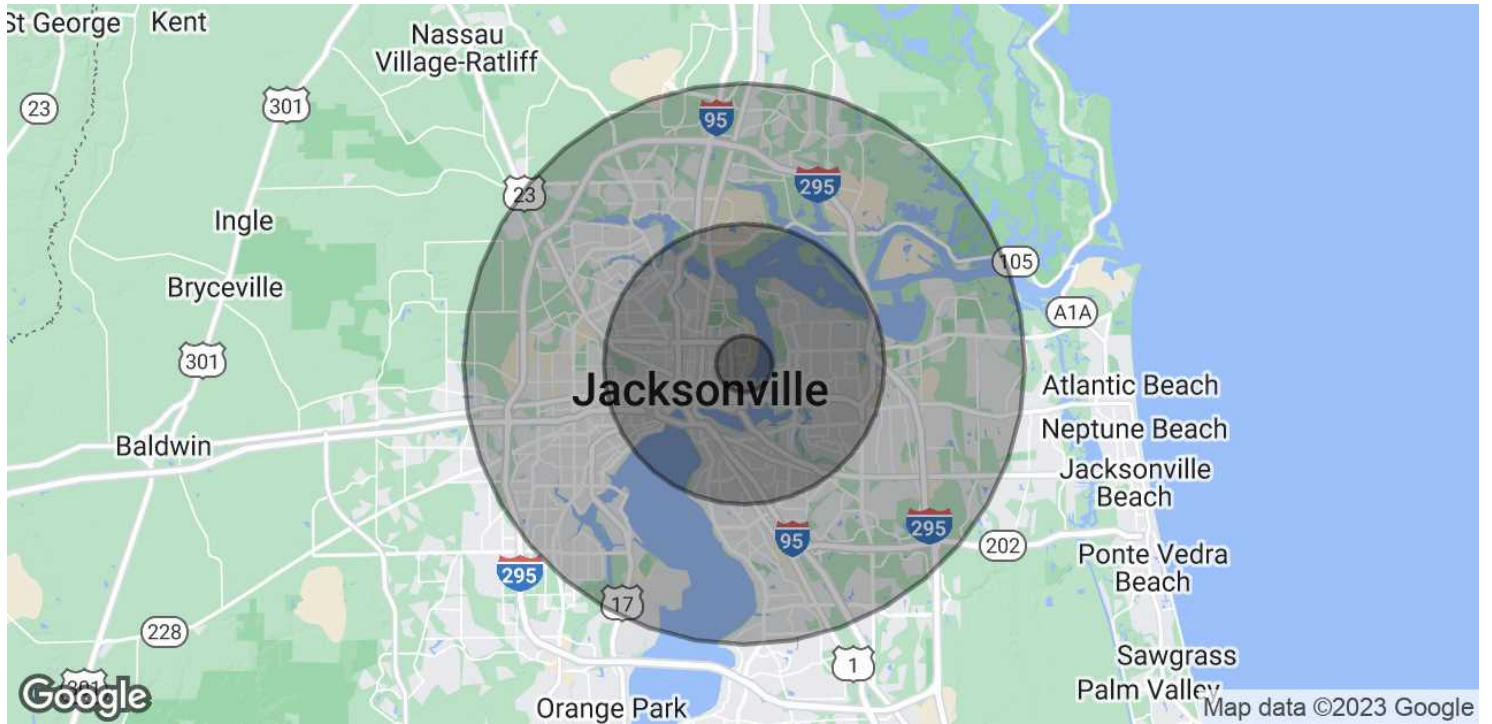
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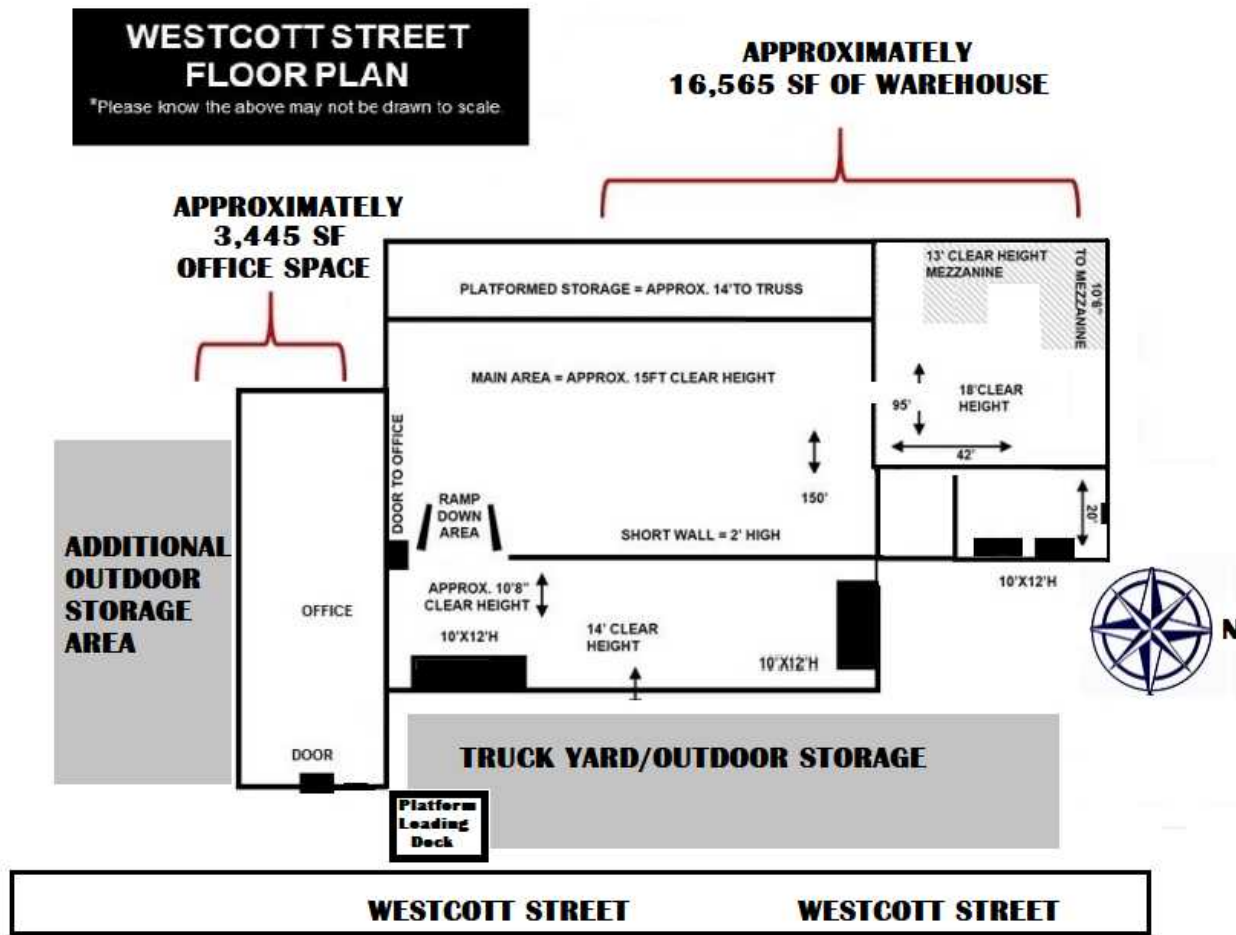
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,808	198,548	538,012
Average Age	32.3	35.0	35.3
Average Age (Male)	31.9	33.3	33.8
Average Age (Female)	33.6	37.0	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,397	78,013	212,183
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$29,908	\$48,751	\$56,765
Average House Value		\$190,806	\$213,420

* Demographic data derived from 2020 ACS - US Census

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Established by the 2017 Tax Act, **Opportunity Zones** are comprised of selected, low-income census tracts designated by governors and certified by the U.S. Treasury. These geographies are also eligible for New Markets Tax Credits and frequently other incentive programs.

Opportunity Zones provide tax incentives to connect private investment capital with low-income communities. The strategy provides preferential tax treatment for those who invest unrealized capital gains in Opportunity Funds. The Opportunity Funds then invest the capital in Opportunity Zone businesses and real estate.

Opportunity Zone: A low-income census tract (LIC), as determined within New Markets Tax Credits legislation, is designated as an Opportunity Zone (OZ) by the governor of the state or territory in which it is located. Designations will stay in place for 10 years.

Up to 25% of LICs in a U.S. state or territory may be designated as Opportunity Zones.

Up to 5% of census tracts contiguous to LICs may be designated as Opportunity Zones, if the median family income of the census tract does not exceed 125% of the median family income of the LIC to which the tract is contiguous.

States or territories in which there are fewer than 100 LICs may designate up to 25 LICs as Opportunity Zones.

INVESTOR INCENTIVES INCLUDE:

Deferral of Taxes on capital gains invested in qualified Opportunity Zone Funds, **Reduction of Taxes** on investments held in qualified Opportunity Zone Funds 5+ years, and **Cancellation of Taxes** on new gains made through qualified Opportunity Zone Fund investments held 10+ years.

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